**HOME SCORING GUIDELINES**

RENTAL WITHOUT TAX CREDITS

**Category 1 – Match (0, 3, 6 or 9 points)**

Points will be awarded if the application lists match for the project and the IFA required form for Exhibit H-33 along with the required supporting documentation are provided. The total amount of funding designated as match (as approved by IFA) will be divided by the amount of total HOME funds requested.

|  |  |
| --- | --- |
| 1 - 8% eligible HOME Match |  0 points |
| 9 - 16% eligible HOME Match |  3 points |
| 17 - 24% eligible HOME Match |  6 points |
| 25% or more eligible HOME Match |  9 points |

**Category 2 – Targeted Populations (0 or 5 points)**

Points will be awarded for projects targeting one of the populations below:

* Homeless persons, including homeless individuals, families, youth and/or veterans
* Persons with HIV/AIDS
* Persons with disabilities
* Persons with Substance Abuse Addiction
* Transitional Housing
* Victims of Domestic Violence

**Category 3 – Great Places (0 or 2 points)**

Points will be awarded if the application says project is located entirely in a Great Place and the completed IFA required form for Exhibit H-28, Great Places, is uploaded with the online application.

**Category 4 – HOME Base Iowa Community (0 or 2 points)**

Points will be awarded if the application shows the project is located entirely in a city that is a HOME Base Iowa Community as shown at <https://www.homebaseiowa.gov/home-base-iowa-cities>.

**Category 5 – Historical Significance (0 or 2 points)**

Points will be awarded if the application says all buildings in the project have the proper historic designation and Exhibit H-27, Historical Significance, is uploaded with the online application.

**Category 6 – Opportunity Index Census Tracts (0, 3 or 6 points)**

Points will be awarded if the project is located entirely in a census tract that is identified as a High or Very High Opportunity Area as shown on Appendix M.

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| --- | --- |
| High Opportunity Area |  3 points |
| Very High Opportunity Area |  6 points |

**Category 7 – Fully Accessible Units (0 or 10 points)**

Fifty percent (50%) of the HOME-assisted units must be fully accessible (not adaptable) and shown as such in the plans submitted with the application. “Fully accessible unit” means a unit designed and constructed for full accessibility in accordance with Section 1002 of the International Code Council (ICC) A117.1.

**Category 8 – Capacity (0, 5 or 10 points)**

Points will be awarded based on IFA’s review of the capacity section of the application.

|  |  |
| --- | --- |
| High Risk Determination |  0 points |
| Medium Risk Determination |  5 points |
| Low Risk Determination | 10 points |

**Category 9 – IFA Iowa Title Guaranty Certificate (0 or 2 points)**

Points will be awarded if the applicant selects on the application that the Ownership Entity shall, at a minimum, obtain a Final Iowa Title Guaranty Certificate with an amount of coverage that is not less than the value of land and pre-existing improvements, if any, combined with the total Hard Construction Costs of the Project.